153.0	0001	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	786,900	/	786,900
USE VALUE:	786,900	/	786,900
ASSESSED:	786,900	/	786,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		CEDAR AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HARPER JULIA D
Owner 2:	FOX PAUL G
Owner 3:	
Street 1:	156 CEDAR AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Aluminum Exterior and 1608 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6002.000	306,800		480,100	786,900
Total Card	0.138	306,800		480,100	786,900
Total Parcel	0.138	306,800		480,100	786,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.37 | /Parcel: 489.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	101437
GIS Ref	
GIS Ref	
Insp Date	01/31/18

!11984!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 153.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	306,800	0	6,002.	480,100	786,900		Year end	12/23/2021
2021	101	FV	297,900	0	6,002.	480,100	778,000		Year End Roll	12/10/2020
2020	101	FV	298,000	0	6,002.	480,000	778,000	778,000	Year End Roll	12/18/2019
2019	101	FV	238,200	0	6,002.	450,000	688,200	688,200	Year End Roll	1/3/2019
2018	101	FV	238,200	0	6,002.	372,000	610,200	610,200	Year End Roll	12/20/2017
2017	101	FV	238,200	0	6,002.	342,000	580,200	580,200	Year End Roll	1/3/2017
2016	101	FV	238,200	0	6,002.	312,000	550,200	550,200	Year End	1/4/2016
2015	101	FV	232,600	0	6,002.	306,000	538,600	538,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:35:07

LAST REV

Date	Time
02/15/18	10:09:28
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11984

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAHILL HELEN	21689-231		1/17/1992		216,000	No	No		Y

USER DEFINED

Prior Id # 1:	101437
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/18/2013	1548	Manual	4,200	C				
9/24/2012	1204	Re-Roof	8,600	C				
1/20/2010	40	Manual	11,180					NON-STRUCTURAL PAR
9/25/1993	517	Manual	7,000					PORCH TO LIVING AR

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	Meas/Inspect	BS	Barbara S
1/20/2018	MEAS&NOTICE	HS	Hanne S
1/29/2014	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	EMK	Ellen K
11/12/2008	Meas/Inspect	345	PATRIOT
4/21/2000	Inspected	276	PATRIOT
11/30/1999	Mailer Sent		
11/23/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6002		Sq. Ft.	Site		0	80.	1.00	9									480,050						480,100	

Total AC/HA:	0.13779	Total SF/SM:	6002	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	480,050	Spl Credit		Total:	480,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30298495
Const Adj.:	0.98539203
Adj $ / SQ:	166.914
Other Features:	84300
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	444707
Depreciation:	137859
Depreciated Total:	306848

COMMENTS

OF=SINK IN BMT SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

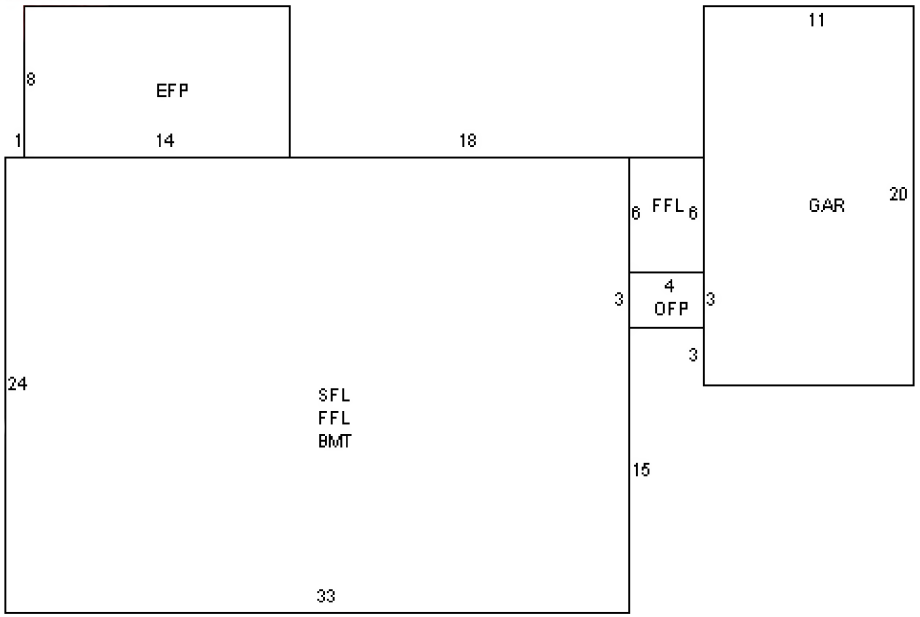
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.61
Special Features:	0	Val/Su Net:	111.81
Final Total:	306800	Val/Su SzAd	190.80

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	166.910	136,202
BMT	Basement	792	50.070	39,659
SFL	Second Floor	792	166.910	132,196
GAR	Garage	220	25.980	5,715
EFP	Enclos Porch	112	50.780	5,687
OFP	Open Porch	12	43.360	520

Net Sketched Area:	2,744			Total:	319,979
Size Ad	1608	Gross Area	2744	FinArea	1608

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	